119.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,227,300	/	1,227,300
USE VALUE:	1,227,300	/	1,227,300
ASSESSED:	1,227,300	/	1,227,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
304		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATIL VISHWESH &
Owner 2:	DSOUZA BONEETA
Owner 3:	
Street 1:	304 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GERVAIS MICHAEL A & -
Owner 2:	NYBERG JONATHAN M -
Street 1:	PO BOX 292
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Vinyl Exterior and 3121 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6325.000	799,800	700	426,800	1,227,300
Total Card	0.145	799,800	700	426,800	1,227,300
Total Parcel	0.145	799,800	700	426,800	1,227,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.24 /Parcel: 393.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	76900
GIS Ref	
GIS Ref	
Insp Date	04/06/09

!9246!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	799,800	700	6,325.	426,800	1,227,300		Year end	12/23/2021
2021	101	FV	776,100	700	6,325.	426,800	1,203,600		Year End Roll	12/10/2020
2020	101	FV	776,100	700	6,325.	426,800	1,203,600	1,203,600	Year End Roll	12/18/2019
2019	101	FV	600,300	700	6,325.	432,900	1,033,900	1,033,900	Year End Roll	1/3/2019
2018	101	FV	600,300	700	6,325.	323,200	924,200	924,200	Year End Roll	12/20/2017
2017	101	FV	600,300	700	6,325.	292,700	893,700	893,700	Year End Roll	1/3/2017
2016	101	FV	221,500	0	6,325.	280,500	502,000	502,000	Year End	1/4/2016
2015	101	FV	190,900	0	6,325.	237,800	428,700	428,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:43:51

LAST REV

Date	Time
07/21/17	09:18:15
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9246

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERVAIS MICHAEL	67020-98		3/31/2016		950,000	No	No		
ROONEY DONALD A	64789-332		1/13/2015	Change>Sale	425,000	No	No		
CANNIFF CATHLEE	58695-280		3/16/2012	Convenience	1	No	No		
MAHONEY PATRICI	43604-468		8/27/2004		377,500	No	No		
LAWLESS DORIS	27491-484		7/18/1997		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	76900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	766	Solar Pa	3,594	C				
2/12/2015	136	Addition	300,000					Renovate existing
1/29/2015	106	Manual	10,000					Remove existing ro
7/7/1998	439	Manual	4,000					BASEMENT ACCESS

ACTIVITY INFORMATION

Date	Result	By	Name
3/20/2017	SQ Returned	MM	Mary M
5/19/2015	Permit Insp	PC	PHIL C
4/6/2009	Measured	197	PATRIOT
9/23/2005	MLS	BR	B Rossignol
3/17/2000	Inspected	263	PATRIOT
2/14/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6325		Sq. Ft.	Site		0	70.	0.96	5									426,824						426,800	

Total AC/HA:	0.14520	Total SF/SM:	6325	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	426,824	Spl Credit		Total:	426,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05015242
Const Adj.:	0.99989998
Adj $ / SQ:	136.506
Other Features:	119894
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	803008
Depreciation:	3212
Depreciated Total:	799796

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

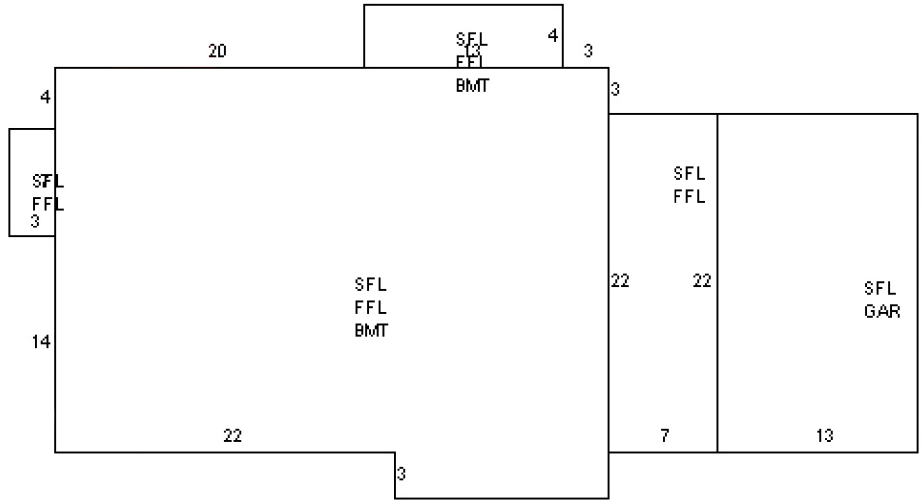
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	199.30
Special Features:	0	Val/Su Net:	204.87
Final Total:	799800	Val/Su SzAd	304.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,455	136.510	198,616
FFL	First Floor	1,169	136.510	159,576
BMT	Basement	994	65.520	65,130
GAR	Garage	286	23.740	6,789

Net Sketched Area:	3,904	Total:	430,111
Size Ad	2624	Gross Area	3904	FinArea	3121
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X12	A	AV	2015	4.48	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc